

FILE NO.: Z-635-A

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NAME: MHA Elm Street Apartments Short-form POD

LOCATION: Located at 1600 Elm Street

DEVELOPER:

Metropolitan Housing Authority  
1005 Arch Street  
Little Rock, AR 72201

SURVEYOR:

Global Surveying Consultants, Inc.  
6511 Heilman Court  
North Little Rock, AR 72118

ARCHITECT:

Fennell Purifoy Architect  
100 Morgan Keegan Drive, Suite 320  
Little Rock, AR 72202

AREA: 2.615 acres      NUMBER OF LOTS: 1 zoning lot      FT. NEW STREET: 0 LF

CURRENT ZONING:      O-3, General Office District

ALLOWED USES:      Office

PROPOSED ZONING:      POD

PROPOSED USE:      O-3, General Office District and Multi-family residential

VARIANCE/WAIVERS:      None requested.

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A.      PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing the rezoning of the site from O-3, General Office District to POD to allow the construction of five (5) new buildings of residential housing on the site. The new construction consists of one, two and three bedroom units. The request also includes renovations of the existing building located on the site to allow 5 to 7-units. The plans include an additional floor to

the existing structure. With the additional floor 5 to 7-units are proposed. The additional floor is contingent upon the existing structures ability to carry the weight of the additional floor.

Within Building 1 there are three 2-bedroom garden units and three 1-bedroom garden units. Building 2 is proposed with two 2-bedroom townhouse units and one 3-bedroom townhouse unit. Building 3 is proposed with three 2-bedroom townhouse units and two 3-bedroom townhouse units. Building 4 is proposed with two 2-bedroom townhouse units and one 3-bedroom townhouse unit. Building 5 contains three 2-bedroom garden units, two 1-bedroom garden units and one management office which will be convertible to a 1-bedroom garden unit. The buildings are proposed as two and three story buildings.

The applicant has indicated the construction materials will be a combination of brick and stucco. The roofing material proposed is architectural asphalt shingles.

B. EXISTING CONDITIONS:

The site is a former nursing home and is currently occupied as residential housing. This area is predominately one and two family residences. There is a school located several blocks to the southeast at 18<sup>th</sup> and Oak Streets. Along West 12<sup>th</sup> Street to the north there is a housing authority development located at West 12<sup>th</sup> Street at Madison Street.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Hope Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that West 16<sup>th</sup> Street, West 17<sup>th</sup> Street, Bishop Warren Drive, and Elm Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.
2. A 20-foot radial dedication of right-of-way is required at the intersections of West 16th Street and Bishop Warren Drive, Bishop Warren Drive and West 17<sup>th</sup> Street, West 17<sup>th</sup> Street and Elm Street and Elm Street and West 16<sup>th</sup> Street.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
4. Remove all existing curb cuts not planned to be used for access to the development and replaced with curb and gutter.

5. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
6. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Detention should be provided for the difference in impervious area from the proposed conditions compared to existing conditions.
7. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements to serve new apartments. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A 3-phase power line runs along the west side of Elm Street and single phase lines are also in the vicinity. Contact Entergy in advance to work out service requirements, routing and easement issues.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.

4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Contact Central Arkansas Water if additional fire protection or metered water service is required.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: Fire hydrants per code, maintain access, 26-foot drive lanes, sprinkler system, fire alarm system. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: The area is not currently served by CATA at this location but it is close to current Route #3, Baptist Medical Center and Route #16, UALR. The location is not on the long range plan and CATA has no comment on the application.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the I-630 Planning District. The Land Use Plan shows Public Institutional (PI) for this property. The Public Institutional category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The applicant has applied for a rezoning from O3 (General Office District) to POD (Planned Office District) to allow for the construction of several additional structures and expansion of the existing building for residential units and support activities on the site.

Master Street Plan: Lewis, 16<sup>th</sup> and 17<sup>th</sup> Streets are Local Streets on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ( $\frac{1}{2}$ ) the full width requirement but in no case less than nine (9) feet. Plant material is to be provided in the buffer area at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.
3. Interior landscape areas shall compromise eight percent (8%) of any vehicular use area containing twelve (12) or more spaces.
4. The property is located in the City's designated mature area. A twenty-five percent (25%) reduction of the perimeter requirements and interior green space requirements is acceptable.
5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading

or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.

6. An automatic irrigation system to water landscaped areas will be required.
7. Prior to the issuance of a building permit, it will be necessary to provide an approved landscape plan stamped with the seal of a Registered Landscape Architect.
8. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (October 8, 2014)

The applicant was present. Staff presented an overview of the development stating there was additional information needed to allow staff to prepare their final recommendation. Staff requested the applicant provide details of the existing building and any modifications proposed for the existing building. Staff questioned if the development would be developed in a single phase or in multiple phases. Staff requested the applicant provide a phasing plan. Staff also requested the applicant provide information concerning the community garden.

Public Works comments were addressed. Staff stated dedication of right of way and radial dedications of right of way were required with the proposed redevelopment of the site. Staff also stated the City's stormwater detention ordinance would apply to the development of the site. Staff stated a grading permit was required at the time of construction. Staff stated if disturbed area was more than one acre a NPDES stormwater permit from AEDQ was required.

Landscaping comments were addressed. Staff stated street buffers were required on the abutting streets. Staff also stated interior landscaping of the paved areas would be required. Staff noted building landscaping was required with the new construction. Staff stated the site was located within the area of the City which was designated as the mature area with regard to landscaping which would allow a reduction of the required landscape strips by twenty-five (25) percent.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan addressing most of staff's concerns raised at the October 8, 2014, Subdivision Committee meeting. The applicant has provided the proposed phasing plan, information concerning the community

garden, details of the proposed renovations to the existing building and indicated the proposed landscaping and buffering.

The applicant is requesting a rezoning from O-3, General Office District to POD to allow the construction of five (5) new buildings of residential housing and renovation of the existing building. The new construction consists of one, two and three bedroom units in garden style and townhouse style construction. The renovations of the existing building include the placement of a second floor on the existing building if the building can withstand the additional load. The building was once used as a nursing home but is currently being used as housing for a special population. There are currently 50-beds within the building. The renovations will allow five to seven units. With the additional floor the applicant has indicated an additional five to seven units will be added. The construction will be in two (2) phases with the renovations to the existing structure being the second phase.

Within the new construction there are five buildings proposed. In Building 1 there are three 2-bedroom garden units and three 1-bedroom garden units. Building 2 is proposed with two 2-bedroom townhouse units and one 3-bedroom townhouse unit. Building 3 is proposed with three 2-bedroom townhouse units and two 3-bedroom townhouse units. Building 4 is proposed with two 2-bedroom townhouse units and one 3-bedroom townhouse unit. Building 5 contains three 2-bedroom garden units, two 1-bedroom garden units and one management office which will be convertible to a 1-bedroom garden unit. The buildings are proposed as two and three story buildings. The maximum building height proposed is 45-feet.

The applicant has indicated the construction materials will be a combination of brick and stucco. The roofing material proposed is architectural asphalt shingles. A single ground sign is proposed on Lewis Street. The sign is proposed as an eight (8) foot by eight (8) foot sign, eighteen-inches off the ground with a maximum height of ten (10) feet.

The site plan includes the placement of 54-parking spaces. The total number of units proposed for Phase I is 23-units. The Phase II development includes the addition of (a maximum) of 14-units. Parking for the development at maximum build-out would require the placement of 55-parking spaces.

The site plan includes the placement of a playground area along West 16<sup>th</sup> Street. The plan also includes the placement of community garden plots to be used by the residents of the development.

The site plan indicates the placement of a single dumpster location to serve the development. A note on the site plan indicates the dumpster will be screened with a brick enclosure with a wooden gate. The site plan indicates the hours of dumpster service will not be limited. This area is primarily residential and staff feels by not limiting the hours of dumpster service will potentially impact the

surrounding homes and the residents of this development. Staff recommends the hours of dumpster service be limited to 7 am to 6 pm Monday through Friday.

Staff is supportive of the request. The site contains 2.62-acres and is proposed with the development of 37-units of multi-family housing for a density of 14.1-units per acre. The site is currently zoned O-3, General Office District which would allow the development of the site with a multi-story office development. The plan as presented offers sufficient areas for outdoor activities. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development as proposed is appropriate for the site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends the dumpster hours of service be limited to 7 am to 6 pm Monday through Friday.

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PLANNING COMMISSION ACTION:

(OCTOBER 30, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation the dumpster hours of service be limited to 7 am to 6 pm Monday through Friday.

There was no further discussion of the item. The Chair entertained a motion for approval of the item, as presented by staff. The motion carried by a vote of 11 ayes 0 noes and 0 absent.